

RECORDING COVER SHEET PER ORS 205.234
THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.
ANY ERRORS IN THIS COVER SHEET DOES NOT AFFECT THE
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

2018-009939

Klamath County, Oregon

08/22/2018 01:01:01 PM

Fee: \$97.00

AFTER RECORDING RETURN TO:

McCarthy & Holthus, LLP
920 SW 3rd Ave, 1st Floor
Portland, OR 97204

M&H File No.: OR-16-710481-JUD

1. TITLE OF THE TRANSACTION (ORS 205.234a)
SHERIFF'S DEED

2. Direct Party/Grantor(s) and Address:(ORS 205.160)

Klamath County Sheriff
3300 Vandenberg Road
Klamath Falls, OR 97601

3. Indirect Party/Grantee(s)/Plaintiff and Address:(ORS 205.1251a and 205.160)

U.S. BANK N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF MORTGAGE-BACKED PASS-
THROUGH CERTIFICATES, SERIES 2003-AR15

C/O Ocwen Loan Servicing, LLC

1661 Worthington Road, Suite 100

West Palm Beach, FL 33409

4. Trustor(s)/Defendant(s) and Address:

The Unknown Heirs and Devisees of Roy C. Hampton
147021 Bills Road
Gilchrist, OR 97737

The Unknown Heirs and Devisees of Roy C. Hampton
13860 SE Foster Rd
Dayton, OR 97114

Occupants of the Property
147021 Bills Road
Gilchrist, OR 97737

5. TRUE AND ACTUAL CONSIDERATION PAID (ORS 93.030) \$ \$95,000.00

6. SEND TAX STATEMENTS TO:

U.S. BANK N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF MORTGAGE-BACKED PASS-
THROUGH CERTIFICATES, SERIES 2003-AR15

C/O Ocwen Financial Corporation, Attention: Trailing Docs 5720 Premier Park Drive, West Palm Beach, FL 33407

7. If this instrument is being Re-Recorded, complete the following statement: (ORS 205.244)

Being Re-Recorded to correct _____

Previously recorded as Document No. _____

SHERIFF'S DEED

Grantor:

**KLAMATH COUNTY SHERIFF'S
OFFICE
3300 VANDENBERG ROAD
KLAMATH FALLS, OR 97603**

Grantee:

**U.S. BANK N.A., AS TRUSTEE FOR THE
REGISTERED HOLDERS OF
MORTGAGE-BACKED PASS-
THROUGH CERTIFICATES, SERIES
2003-AR15**

After recording return to:

SPACE RESERVED
FOR
RECORDER'S USE

Until requested otherwise send all tax
statements to:

U.S. BANK N.A., AS TRUSTEE FOR THE
REGISTERED HOLDERS OF MORTGAGE-
BACKED PASS-THROUGH
CERTIFICATES, SERIES 2003-AR15
c/o Ocwen Financial Corporation
Attention: Trailing Docs
5720 Premier Park Drive
West Palm Beach, FL 33407

THIS INDENTURE, Made this 07/30/2018, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and U.S. BANK N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-AR15, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 16CV18332, Klamath County Sheriff's Office Number F17-0134, in which U.S. BANK N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-AR15 was plaintiff(s) and THE UNKNOWN HEIRS AND DEVISEES OF ROY C. HAMPTON; LESLIE L. HAMPTON; BRIAN HAMPTON; SHIRLEY WILLIAMSON; CITIFINANCIAL, INC.; THORNTON FINANCIAL SERVICES, INC.; OCCUPANTS OF THE PROPERTY was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 06/06/2017, directing the sale of that real property, pursuant to which, on 10/25/2017 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$95,000.00, to U.S. BANK N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF MORTGAGE-BACKED



PASS-THROUGH CERTIFICATES, SERIES 2003-AR15, who was the highest and best bidder, that sum being the highest and best sum bid therefore. At the time of the sale, the purchaser paid the amount bid for the property to the grantor or grantor's predecessor in office. After Grantor received funds in the amount bid at the sale, a certificate of sale, as required by law, was duly executed and delivered to the purchaser.

The real property has not been redeemed from the sale, and the time for so doing has now expired. The grantee herein is the owner and holder of the Certificate of Sale and has delivered the certificate to grantor.

NOW, THEREFORE, by virtue of said Writ of Execution, and in consideration of the sum paid for the real property at the sale, the grantor has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the grantee, grantee's heirs, successors, and assigns, that certain real property situated in Klamath County, Oregon, described as follows, to-wit:

LOT 12 IN BLOCK 7 OF JACK PINE VILLAGE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

The property is commonly known as: 147021 BILLS ROAD, GILCHRIST, OR 97737

Together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and all of the interest of the defendant(s) (and each of them) in and to the real property;

TO HAVE AND TO HOLD the same unto the grantee and grantee's heirs, successors, and assigns forever.

The true and actual consideration paid for this Sheriff's Deed, stated in terms of dollars, is \$50.00.

IN WITNESS WHEREOF, the grantor has executed this instrument.

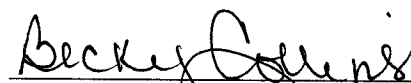
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES,



OFFICIAL
AMANDA LEE
NOTARY PUBLIC
COMMISSION
SSION EXPIRES OCT

AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

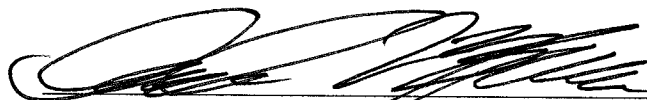
Chris Kaber, Sheriff of Klamath County, Oregon


Deputy Becky Collins

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 7/30/2018.

by Becky Collins, Deputy for Chris Kaber, as Sheriff of Klamath County.



Notary Public for the State of Oregon

My commission expires: 10/15/2021

